



Subject: Mossman Golf Club RV Park – Additional Information
Attention: Tim O'Brien (Douglas Shire Council)
From: Michael McKeown, on behalf of Mossman Golf Club Inc.
Date: 24th November 2021

Dear Tim,

This document has been prepared on behalf of the Mossman Golf Club Inc. to support Development Application No. MCUI 2021_4266 submitted to the Douglas Shire Council on the 21st July 2021.

As stated in the application submitted, the Mossman Golf Club seeks to maintain the existing 'Use Rights' and obtain a Development Permit for a Material Change of Use (Tourist Park) over land on Newell Road, Newell, commonly known as the 'Mossman Golf Club' and formally described as Lots 20 and 21 on SP212664 and RL4079.

This document includes the following:

- ❖ Proposed RV Site Layout Plan highlighting the proposed site layout, signage and amenities – [Refer to *Appendix A*].
- ❖ Summary of Mossman Golf Club RV Park provisions (including future provisions) and caretakers' responsibilities – [Refer to *Appendix B*].
- ❖ Mossman Golf Club RV Park Terms & Conditions [Refer to *Appendix C*].
- ❖ RV Site Rental Agreement Form (completed by guests on arrival) – [Refer to *Appendix D*].
- ❖ Guest Emergency Contact Information Form (completed by guests on arrival) – [Refer to *Appendix E*]

All documentation has been developed by Mossman Golf Club to support the development application submitted.

Kind Regards,

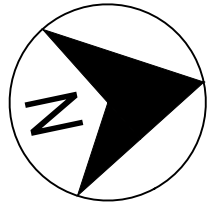
Michael McKeown

Engineer

On behalf of Mossman Golf Club Inc.

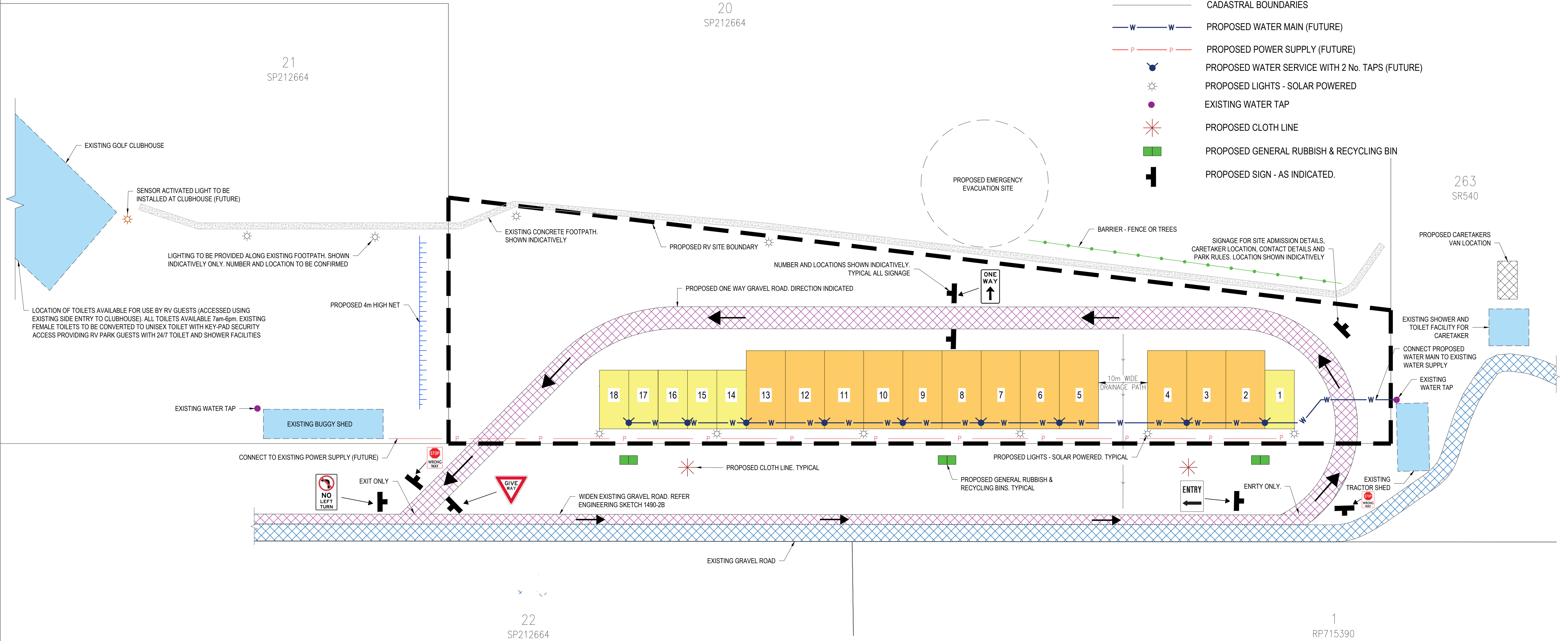


Appendix A - Proposed RV Site Layout Plan



NOTES:
1. THIS SKETCH HAS BEEN PREPARED FOR DOUGLAS SHIRE COUNCIL TO SUPPORT MOSSMAN GOLF CLUB'S APPLICATION FOR AN RV PARK. THIS SKETCH IS FOR INFORMATION PURPOSES ONLY. ALL ADDITIONAL DOCUMENTS SUPPORTING THE APPLICATION SHOULD BE READ IN CONJUNCTION WITH THIS SKETCH. REFER TO DEVELOPMENT APPLICATION No. MCUI 2021_4266 SUBMITTED TO DOUGLAS SHIRE COUNCIL ON 21 JULY 2021.

- LEGEND:**
- PROPOSED RV PARK SITE BOUNDARY
 - EXISTING GRAVEL ROAD
 - PROPOSED ONE WAY GRAVEL ROAD, DIRECTION INDICATED
 - PROPOSED GRAVEL HARDSTAND RV SITE (AND SITE NUMBER) 12m x 6m. [6 No. TOTAL]
 - PROPOSED GRAVEL HARDSTAND RV SITE (AND SITE NUMBER) 16m x 8m [12 No. TOTAL]
 - EXISTING BUILDING / SHED
 - CADASTRAL BOUNDARIES
 - PROPOSED WATER MAIN (FUTURE)
 - PROPOSED POWER SUPPLY (FUTURE)
 - PROPOSED WATER SERVICE WITH 2 No. TAPS (FUTURE)
 - PROPOSED LIGHTS - SOLAR POWERED
 - EXISTING WATER TAP
 - PROPOSED CLOTH LINE
 - PROPOSED GENERAL RUBBISH & RECYCLING BIN
 - PROPOSED SIGN - AS INDICATED.



PROPOSED SITE LAYOUT - PLAN
NTS

INFORMATION ISSUE



Client	DOUGLAS SHIRE COUNCIL		
Project	MOSSMAN GOLF COURSE - RV PARK		
Title	PROPOSED SITE LAYOUT PLAN		
Drawn by:	Date	Drawing No.	Revision
M. McKeown	19.11.2021	MGC-0001	A



Appendix B - Summary of Mossman Golf Club RV Park Provisions and Caretakers' Responsibilities

Mossman Golf Club RV Park

Provisions

- On-site caretaker with contact phone number
- Site map including Clubhouse and Happy Hour Shelter
- Appropriate solar lighting
- General waste & recycle bins
- Shower & toilets in Clubhouse available 7am-6pm
- Unisex toilet & shower available in Ladies' restroom for out-of-hours emergencies
- Tap water available at Tractor & Buggy sheds
- Emergency evacuation point
- Directions to dump points in Mossman and Craiglie
- Map of Mossman including laundromat and dump point

Possible Future Provisions

- Water and Power to RV sites
- Grey water dump point
- BBQ

Caretaker Responsibilities

The Caretaker will:

- Greet RV guests on arrival.
- Check that grey and black water tanks/bladders have been emptied prior to entering the RV Park and have the capacity to capture all water while at Mossman Golf Club.
- Provide contact and emergency details for guests.
- Provide guests with the code to access Unisex toilets out of hours for emergencies.
- Give guests a copy of the Mossman Golf Club RV Park Terms and Conditions.
- Ask guests to complete and sign the RV Site Rental Agreement and provide Emergency Contact Information.
- Provide guests with a site map of the RV Park and Mossman Golf Club.
- Receive payment for accommodation and provide a receipt.



Appendix C - Mossman Golf Club RV Park Terms & Conditions

MOSSMAN GOLF CLUB RV PARK

Terms & Conditions

Terms & Conditions

The following terms and conditions govern your use of the Mossman Golf Club RV Park and are part of the rental agreement.

The RV must be completely self-contained.

❖ **Water Supply**

- The RV must have a freshwater tank/bladder for the storage of potable water.
- RV must have a sink/shower with water supplied from a tank/bladder and be drained into a grey water tank.
- External showers are prohibited.
- Toilets and Showers are available in the Clubhouse 7am-6pm. A unisex toilet and shower is available after hours for emergencies. Contact caretaker.
- Tap water is available at the Tractor or Buggy Sheds for general use but may not be used to wash vehicles.

❖ **Grey Water**

- No grey water is to be discharged on the grounds at Mossman Golf Club.
- Sinks/showers shall be drained into a grey water tank.
- Liquid waste is not to be collected in buckets or containers for discharge on the Mossman Golf Club grounds.

❖ **Toilet**

- All black water is to be contained in RV holding tanks.
- Black water can be disposed of at the Mossman Leisure Park or Craiglie dump point south of Port Douglas.

❖ **Rubbish**

- RV rubbish is to be placed in appropriate bins located behind the RV sites. Please use recycle bins wherever possible. There are also blue bins available for recycling bottles and cans.

MOSSMAN GOLF CLUB RV PARK

- Guests are invited to stay at the Mossman Golf Club RV Park for 5-7 days.
- It is expected that RV Park guests will be respectful to others. At all times, noise must be kept to a level that does not disturb golfers or guests in the RV Park.
- Generators are not permitted.
- Causing any sort of nuisance related to noise levels or any other type of disturbance will be grounds for dismissal from the RV Park.
- Guests accept that because of the proximity to the golf course, mowers and machines for maintenance of the course will be operating from about 6am daily.
- Guests are asked to observe the regulated quiet time 10pm-6am daily.
- Children are welcome but must be supervised 24/7.
- Park guests are not permitted on the golf course between 7am-6pm unless registered to play golf through the Golf Shop/Clubhouse or given permission by Management.
- Dogs are permitted but must be supervised on a lead and/or contained within your own site. All animal waste must be bagged and placed in a park bin. Dogs are not allowed on the golf course at any time.
- Open fires are not permitted at any time.
- Clothes lines are available behind the RV sites for limited use by guests.
- Guests are asked to drive slowly on the one-way access road to reduce excessive dust and noise.
- Guests need to understand and accept that, due to the proximity to the cane paddock on the Eastern side of the RV Park, harvesters and tractors may be operational and create noise.
- During the cane season, a water truck may be brought in to settle the dust on the road to and from the RV Park.
- Only one vehicle shall be permitted on any single RV site. Visitors must park additional vehicles in the MGC parking area near the Clubhouse.
- Guests are responsible for their own belongings and vehicles. Mossman Golf Club will not assume any responsibility for items lost, stolen or damaged.
- Guests accept any risks associated with errant golf balls originating from the golf course. Mossman Golf Club and its RV Park exist to accommodate those who enjoy the lifestyle of camping and golfing. It will not compensate visitors for injuries or property damage resulting from flying golf balls. Therefore, guests will forego the right to make any claim against the Mossman Golf Club for injury or damages resulting from errant golf balls.
- Check out time is 10am unless prior arrangements have been made.
- Guests need to be aware that the caretaker will not be on-site at all times. Contact may be made through his/her mobile phone number or the Clubhouse.



Appendix D - RV Site Rental Agreement Form

Mossman Golf Club

RV Site Rental Agreement

Name: _____

Home Address: _____

Mobile Number: _____

Email Address: _____

Vehicle Licence Number: _____

TERM: From _____ To _____

FEES: Total Number of Days _____ @ \$ _____ per night on Site # _____

OR Golf Package # _____ @ \$ _____ Site # _____

Total Cost of \$ _____

ACCEPTANCE AND ACKNOWLEDGEMENT

- The RV Guest agrees that they were given an opportunity to review the Mossman Golf Club terms and conditions before accepting them and that they understand and consent to their contents.
- The RV Guest acknowledges that they are waiving their right to claim against the Mossman Golf Club for any injury or damage related to errant golf balls.
- The RV Guest agrees to abide by all terms and conditions of the Mossman Golf Club.

Signed and accepted this _____ day of _____ 20____

RV Guest Signature _____

Caretaker's Signature _____



Appendix E - Guest Emergency Contact Information Form

Emergency Contact Information Form

This information will be extremely important in the event of an accident or medical emergency. Please be sure to sign and date this form.

Customer Name: _____

Mobile #: _____

Primary Emergency Contact Name: _____

Relationship: _____

Mobile #: _____

Work #: _____

Secondary Emergency Contact Name: _____

Relationship: _____

Mobile #: _____

Work #: _____

Comments (include any special medical or personal information you would want an emergency care provider to know – or special contact information):

Signature: _____ Date: _____